

## Field Report #3

No. 3604

**Project:** Casco Bay PG – Stair/Elevator Tower Restoration  
**Project #:** WO 3604  
**Date/Time:** February 25, 2016, 10:45 a.m.  
**Observers** Adam Sampson (BSE), Joshua Martin-McNaughton, Author (BSE)

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I visited the site to review the progress of the work and to check for general conformance with the design intent of the drawings and specifications for this project. The weather at the time of this visit was sunny and 50 degrees F.

The following observations were made:

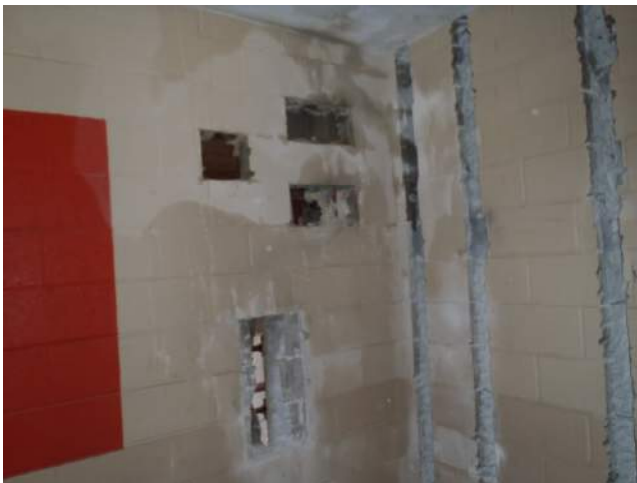
1. A project meeting was held February 24<sup>th</sup>. The meeting reviewed what has been completed to date and the project schedule look ahead.
2. Initial color options were selected at the meeting. Steve to coordinate with MHR on the final color selections. The initial color selection includes:
  - a. Window perimeters/frame covers: Medium bronze
  - b. Metal siding: Color is to be the 'tan' metal wall panel sample provided. KSIC to verify with siding contractor what the actual color is:
  - c. Precast concrete tread: Rut-2 medium finish
  - d. Steel stairs and handrails: Color to remain the same or similar (red)
  - e. Interior CMU walls: Color to remain the same or similar (tan) with the exception of the lobby wall opposite to the elevator which the color will be designated by the level identifiers.
3. The two flat roof W-shape beams that are supposed to be supported by the CMU wall have minimal bearing (less than 2 inches). See adjacent photo. It appears that the demolished split face block provided the support for the beams. KISC has temporarily shored the beams. BSE is looking into options for supporting the beams and may include an HSS column extending down to the existing foundation. The alteration to support the beams will require a change order.
4. BSE documented where the existing bond beams are located and can be used again. All loose grout and material must be removed from the bond beams. The existing bond beams are to be grouted solid if they are not already. BSE noted on the drawings provided to KISC where additional corner 'L' bars are to be installed in order to tie the walls to one another.



5. KISC has saw cut and removed material from approximately 80% of the vertical cells. See photo below. KISC has begun to install vertical reinforcement within the cells. Spot checks of the rebar laps lengths were performed. If the existing rebar is in good condition and is in the correct location within the cells it is to be reused. Forming and grouting of the vertical cells is anticipated to take place next week.



6. Between the sloped roof steel beams an area of CMU wall rebuilding is required. BSE marked the area with orange spray paint. See the photo above.
7. During demolition of the vertical cells the interior face block at a few locations blew out at the interior. KISC will place formwork on the interior when the cells are grouted. See photo below.



8. KISC has exposed varying cell conditions. Some of the cells are reinforced with and without grout or are partially grouted. At the majority of the reinforced locations adequate laps lengths were not provided during original construction and gaps between the rebar were observed. See photo above. KISC noted that at one location a bunch of 8 foot lengths of rebar were stuck into an ungrouted cell.

9. BSE has provided KISC with typical corner repair details. The repair of the corners was not originally anticipated during the design phase and will require a change order.
10. KISC has removed all of the windows from the frames including the storefront/curtainwall system.
11. Plywood protections have been installed over the elevator.

**CC: File, John Peverada (City of Portland), Steve Kalisz (MHR), Tim Rich (KISC), Todd Neal (BSE), Joshua Martin-McNaughton (BSE)**